

UNINCORPORATED KERN COUNTY

A. GENERAL INFORMATION

i. Jurisdictional Information:

Population 1998:	281,300
Annual Single-Family Units Permitted (1996-98, Avg.):	580
Annual Multi-Family Units Permitted (1996-98, Avg.):	56
Total Annual Residential Units Permitted (1996-98, Avg.):	636

ii. General Fee Checklist

<i>fee used here</i>	<i>updated in 1998 or 1999?</i>	<i>fee used here</i>	<i>updated in 1998 or 1999?</i>
<input checked="" type="checkbox"/> 1. Planning Department Plan Check Fees	Y	<input type="checkbox"/> 14. Watershed / Aquifer Fees	-
<input checked="" type="checkbox"/> 2. Environmental Assessment / Review Fees	Y	<input type="checkbox"/> 15. Local Traffic Mitigation Fees	-
<input checked="" type="checkbox"/> 3. Building Department Plan Check Fees	N	<input checked="" type="checkbox"/> 16. Reg'l Traffic / Highway Mit'n Fees	Y
<input checked="" type="checkbox"/> 4. Building Department Permit Fees	N	<input type="checkbox"/> 17. Fire Service Fees	-
<input checked="" type="checkbox"/> 5. Engineering / Public Works Dept. Fees	N	<input type="checkbox"/> 18. Police Service Fees	-
<input checked="" type="checkbox"/> 6. Grading Permit Fees	N	<input type="checkbox"/> 19. Public Safety Fees	-
<input checked="" type="checkbox"/> 7. Electrical Permit Fees	N	<input checked="" type="checkbox"/> 20. School District Fees	Y
<input checked="" type="checkbox"/> 8. Mechanical Permit Fees	N	<input type="checkbox"/> 21. School District Mitigation Fees	-
<input checked="" type="checkbox"/> 9. Plumbing Permit Fees	N	<input type="checkbox"/> 22. Community / Capital Facility Fees	-
<input type="checkbox"/> 10. Electricity / Gas Connection Fees	-	<input checked="" type="checkbox"/> 23. Park Land Dedication / In-Lieu Fees	Y
<input checked="" type="checkbox"/> 11. Sanitary Sewer Connection Fees	Y	<input type="checkbox"/> 24. Open Space Dedication / In-Lieu Fees	-
<input checked="" type="checkbox"/> 12. Storm Drainage Connection Fees	Y	<input type="checkbox"/> 25. Afford. Hous'g Dedic'n / In-Lieu Fees	-
<input type="checkbox"/> 13. Water Connection Fees	-	<input checked="" type="checkbox"/> 26. Special Assessment District Fees	N

iii. Possible Fee Reductions or Waivers?

Affordable Housing Fee Reduction	N
Affordable Housing Fee Waiver	N
Senior Housing Fee Reduction	N
Senior Housing Fee Waiver	N
Fee Types Reduced or Waived:	none

iv. Use of Mello-Roos in this Jurisdiction:

single-family	< 25%
multi-family	not used

v. Nexus Reports

-see list at end

B. 25 UNIT SINGLE-FAMILY SUBDIVISION MODEL

i. Project Typical for Jurisdiction? Yes

ii. Expected Location of New Subdivision in this Jurisdiction: North of Bakersfield in metro area
Quail Creek - Norris Road @ Calloway Road

iii. Expected Environmental Assessment Determination: Mitigated Negative Declaration

iv. Typical Jurisdictional Requirements for this Model:

-Off-Site Improvements:	-1/2 street, curb, gutter, sidewalk, st. trees, st. lights, perimeter walls, utility undergrounding, landscaping
-Internal Site Improvements:	-dedication of streets and infrastructure, full street, curbs, gutters, sidewalks, st. lights, full infrastructure devt, utility undergrounding
-Common Amenities / Open Space:	-fees
-Project Management Requirements:	-Conditions of Approval
-Typical Reporting:	-geotechnical, traffic, air quality, hydrology, archaeological

v. Model Valuation Information:

Single-Family Dwelling Unit Valuation Price per Sq. Ft.	56.23
Private Garage Valuation Price per Sq. Ft.	18.42
Total Valuation per Unit	147,943
Total Valuation per 25 Unit Subdivision Model	3,698,575

vi. Planning Fees:	Type / Fee Calculation	Per Unit	Fee Amount
General Plan Amendment Fee	T & M estimate		5,000
Zone Change Application Fee	flat		925
Precise Development Plan Fee	710 flat + 25/lot		1,335
Preliminary Map Fee	flat		390
Tentative Tract Map Fee (on public sewer)	flat		770
Final Map Fee	60 flat + 16/lot		460
Environmental Assessment / Neg Dec Fee	flat		720
Subtotal Planning Fees			9,600

vii. Plan Check, Permit & Inspection Fees	Type / Fee Calculation	Per Unit	Fee Amount
Permit Issuance Fee	flat		23
Building Permit Fee	val'n x .0066	1085.46	27,137
Plan Check Fee	included in Bldg Permit	541.91	13,548
Strong Motion Instrumentation Fee (SMIP)	.0001 x val'n	14.79	370
Microfilm / Copy Fee	2.50 / sheet @ 30 sheets		75
New Address Fee	flat per lot	10	250
Engineering Public Imprvts Plan Check Fee	60 flat + 60/lot		1,560
Grading Plan Check Fee	flat		32
Grading Permit Fee	schedule per CY		218
Drainage Plan Check Fee	240 flat + 5/lot		365
Environmental Health Services Review Fee	flat		160
Subtotal Plan Check, Permit & Inspection Fees			43,737

viii. Infrastructure, Impact & District Fees	Type / Fee Calculation	Per Unit	Fee Amount
School District Facility Fees	1.93 / sf	4,825	120,625
County - Sanitary Sewer Connection Fee	flat per unit	1868.50	46,713
Metro Area - Habitat Conservation Fee	1240 per acre		6,200
Metro Area - Park Land Dedication In-Lieu Fee	flat per unit	615	15,375
Metro Area - Regional Traffic Impact Fees	flat per unit	2,197	54,925
Subtotal Infrastructure, Impact & District Fees			243,838

ix. Totals

Total Fees for 25 Unit Single-Family Subdivision Model (total of subtotals above)	297,175
Total Fees per Unit (total from above / 25 units)	11,887

C. SINGLE-FAMILY INFILL UNIT MODEL

i. Project Typical for Jurisdiction?	Yes
ii. Expected Location of Model in this Jurisdiction:	North of Bakersfield in metro area Snow Road @ Norris Road
iii. Expected Environmental Assessment Determination:	Categorical Exemption
iv. Typical Jurisdictional Requirements for this Model:	

-Site Improvements	-match current neighborhood infrastructure standards; fencing at adjacent properties; meet applicable codes
-Typical Reporting	-none

v. Model Valuation Information:

Single-Family Dwelling Unit Valuation Price per Sq. Ft.	56.23
Private Garage Valuation Price per Sq. Ft.	18.42
Total Valuation per Model	147,943

vi. Planning Fees:	Type / Fee Calculation	Per Unit	Fee Amount
none			0
Subtotal Planning Fees			0

vii. Plan Check, Permit & Inspection Fees	Type / Fee Calculation	Per Unit	Fee Amount
Permit Issuance Fee	flat		23
Building Permit Fee	val'n x .0066	1085.46	1,085
Plan Check Fee	included in Bldg Permit	541.91	542
Strong Motion Instrumentation Fee (SMIP)	.0001 x val'n	14.79	15
Microfilm / Copy Fee	2.50 / sheet @ 15 sheets		38
Grading Plan Check Fee	flat		32
Grading Permit Fee	schedule per CY		138
Environmental Health Services Review Fee	flat		160
Subtotal Plan Check, Permit & Inspection Fees			2,033

viii. Infrastructure, Impact & District Fees	Type / Fee Calculation	Per Unit	Fee Amount
School District Facility Fees	1.93 / sf	4,825	4,825
County - Sanitary Sewer Connection Fee	flat per unit	1868.50	1,869
Metro Area - Habitat Conservation Fee	1240 per acre		171
Metro Area - Park Land Dedication In-Lieu Fee	flat per unit	615	615
Metro Area - Regional Traffic Impact Fees	flat per unit	2,197	2,197
Subtotal Infrastructure, Impact & District Fees			9,677
Total Fees for Single-Family Infill Unit Model (total of subtotals above)			11,710

D. 45 UNIT MULTI-FAMILY MODEL

i. Project Typical for Jurisdiction?	Yes
ii. Expected Location of New Subdivision in this Jurisdiction:	North of Bakersfield in metro area Victor Street @ Olive Drive
iii. Expected Environmental Assessment Determination:	Mitigated Negative Declaration
iv. Typical Jurisdictional Requirements for this Model:	

-Off-Site Improvements:	-1/2 street, curb, gutter, sidewalk, st. trees, st. lights, perimeter walls, utility undergrounding, landscaping
-Internal Site Improvements:	-dedication of streets and infrastructure, full street, curbs, gutters, sidewalks, st. lights, full infrastructure devt, utility undergrounding, landscaping, fencing
-Common Amenities / Open Space:	-10% landscape area req't
-Project Management Requirements:	-Conditions of Approval
-Typical Reporting:	-geotechnical, traffic, air quality, hydrology, archaeological

v. Model Valuation Information:

Multi-Family Dwelling Unit Valuation Price per Sq. Ft.	53.43
Private Garage Valuation Price per Sq. Ft.	18.42
Total Valuation per Unit	57,114
Total Valuation per 45 Unit Multi-Family Development Model	2,570,130

vi. Planning Fees:	Type / Fee Calculation	Per Unit	Fee Amount
General Plan Amendment Fee	T& M estimate		3,500
Zone Change Application Fee	flat		925
Precise Development Plan Fee	710 flat + 25/unit		1,835
Site Plan Review Fee	flat		30
Environmental Assessment / Neg Dec Fee	flat		720
Subtotal Planning Fees			7,010

vii. Plan Check, Permit & Inspection Fees	Type / Fee Calculation	Per Unit	Fee Amount
Permit Issuance Fee	23 flat x 6 permits		138
Administration Fee	flat per building		148
Building Permit Fee	.011 x val'n x .667 per building		18,516
Plan Check Fee	(.011 x val'n x .333 per building) respective of plan duplication		5,633
Strong Motion Instrumentation Fee (SMIP)	.0001 x val'n	5.71	257
Microfilm / Copy Fee	2.50 / sheet @ 30 sheets		75
New Address Fee	flat per lot	10	450
Engineering Public Imprvts Plan Check Fee	60 flat + 60/lot		2,760
Grading Plan Check Fee	flat		32
Grading Permit Fee	schedule per CY		221
Drainage Plan Check Fee	240 flat + 5/lot		465
Environmental Health Services Review Fee	flat		160
Subtotal Plan Check, Permit & Inspection Fees			28,855

viii. Infrastructure, Impact & District Fees	Type / Fee Calculation	Per Unit	Fee Amount
School District Facility Fees	1.93 / sf	1,930	86,850
County - Sanitary Sewer Connection Fee	flat per unit	1868.50	84,083
Metro Area - Habitat Conservation Fee	1240 per acre		3,720
Metro Area - Park Land Dedication In-Lieu Fee	flat per unit	615	27,675
Metro Area - Regional Traffic Impact Fees	2179 + (1471 x 44 units)		66,903
Subtotal Infrastructure, Impact & District Fees			269,231

ix. Totals

Total Fees for 45 Unit Multi-Family Model (total of subtotals above)	305,095
Total Fees per Unit (total from above / 45 units)	6,780

Notes: ¹The following reports affect the setting of development fees in Kern County:

- North Bakersfield Recreation and Park District Report (amended 1997) - recreation facilities
- Resolution 93-731 Rosamond - Willow Springs Traffic Impact Fee Study (1993) - local roads
- Metropolitan Bakersfield Transportation Impact Fee Report (1992) - local roads
- Quimby Fee Report (1977) - park lands
- Metropolitan Bakersfield Habitat Conservation Plan Report (1994) - open space & habitat areas
- Resolution 95-410 (1995) - departmental fees